

OFFICE WAREHOUSE FOR LEASE

Little Mountain Business Park ♦ 1021 Morgan Park Drive Pelham, AL ♦ 35124



3,500 +/- SF Office ♦ Price: \$2,750 per month

Mark Dinan, MBA, CCIM

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markdinan@bellsouth.net

MARK DINAN
Commercial & Investment Real Estate

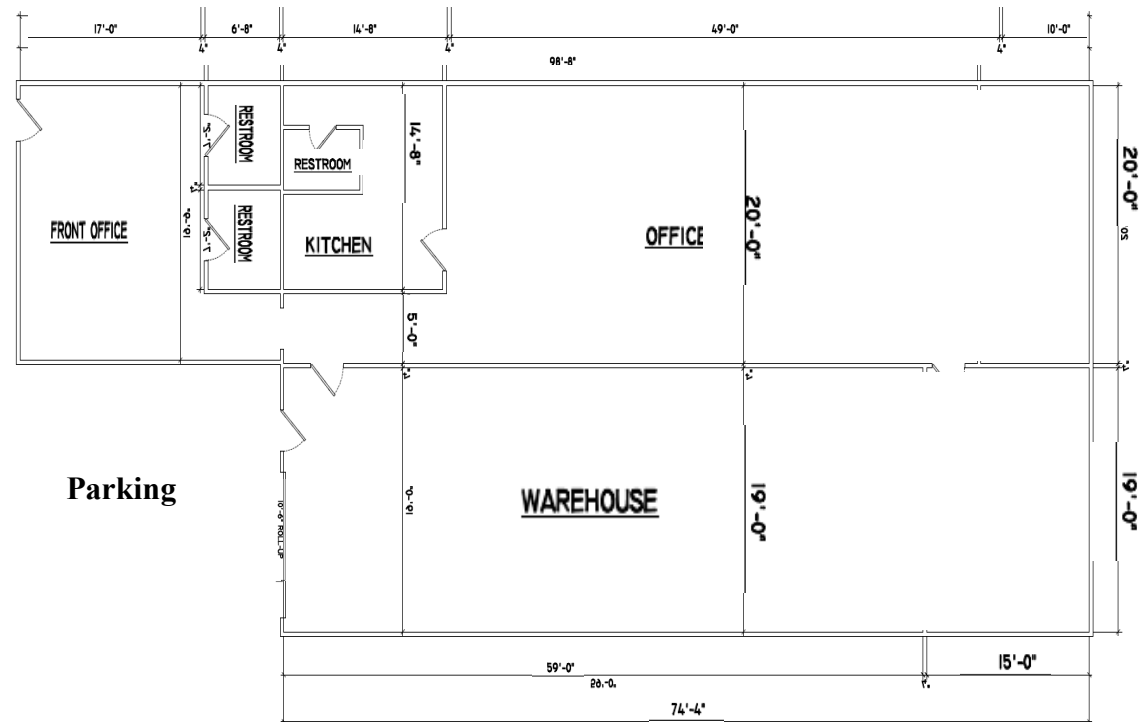


*All Information furnished regarding property sale, rental, or financing is from sources deemed reliable, but is not guaranteed.

PROPERTY DETAILS & FLOOR PLAN

Little Mountain Business Park ♦ 1021 Morgan Park Drive Pelham, AL ♦ 35124

- ♦ Abundant Parking
- ♦ Level Lot
- ♦ Free Span, Air Conditioned Warehouse
- ♦ 19-22' ceiling heights
- ♦ 14' Drive-In Door
- ♦ Well managed
- ♦ Easy Access to I-65 Exits 246, and 247
- ♦ Built 2000
- ♦ Only 1.5 miles from I-65 between Valleydale Road and Cahaba Valley Road near Wal-Mart.
- ♦ Super convenient to banks, restaurants, hotels, growing residential and commercial development.
- ♦ Great value for warehouse, service
- ♦ Call for more information



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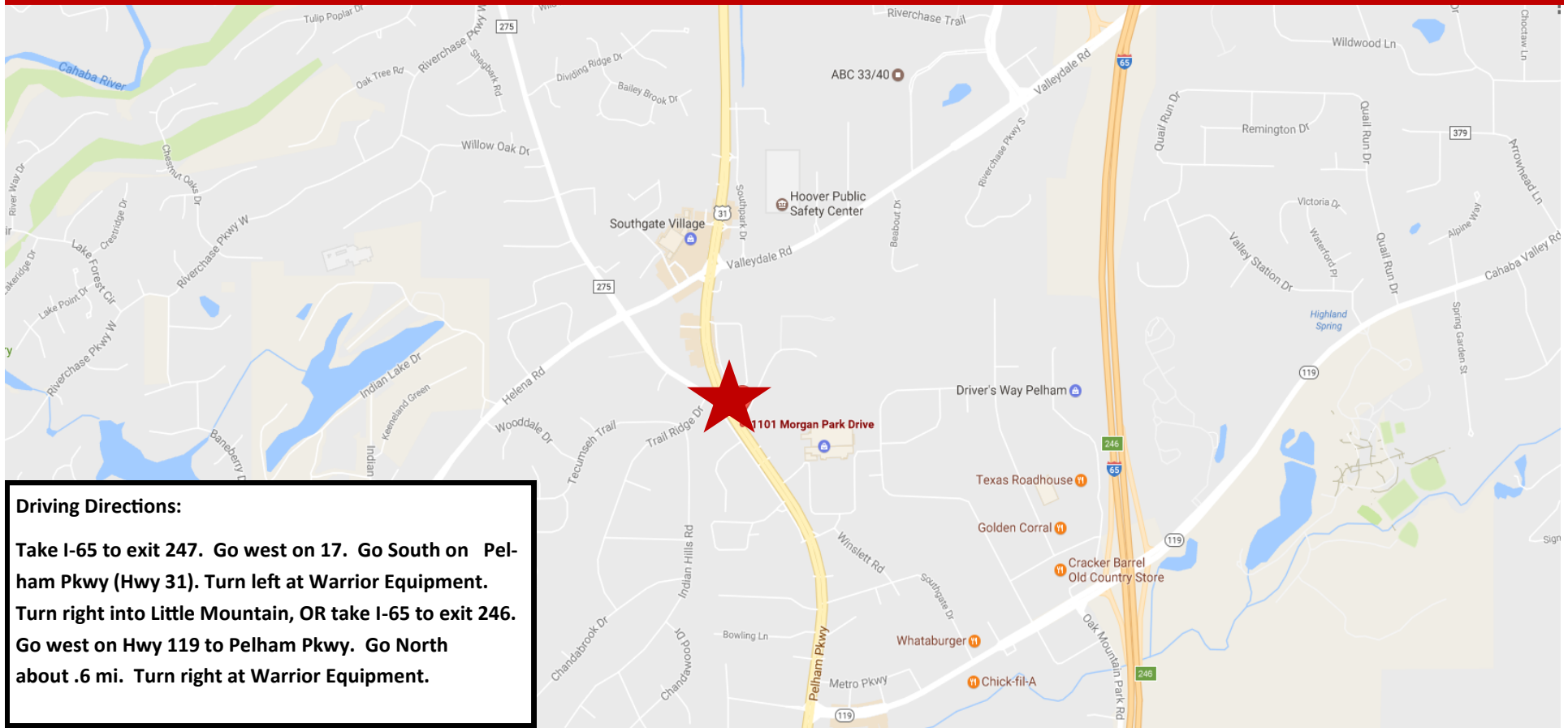
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LOCATION MAP

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Driving Directions:

Take I-65 to exit 247. Go west on 17. Go South on Pelham Pkwy (Hwy 31). Turn left at Warrior Equipment. Turn right into Little Mountain, OR take I-65 to exit 246. Go west on Hwy 119 to Pelham Pkwy. Go North about .6 mi. Turn right at Warrior Equipment.

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